

OBED M. LASSEN  
STATE LAND COMMISSIONER  
PHONE 271-4621

# STATE LAND DEPARTMENT

STATE OF ARIZONA  
STATE OFFICE BUILDING  
PHOENIX 7, ARIZONA



November 10, 1961

RWCD PURCHASED  
PARCEL 27  
11/16/62

TO WHOM IT MAY CONCERN:

Re: Public Auction Sale No. 521

PARCEL 27

As a matter of policy of the State Land Department in notifying the interested parties of the sale of State land, please find enclosed the notice of the above numbered sale embracing the lands of particular interest to you. This notice sets forth the time, date and location of the public auction sale of this land.

Sincerely,

A handwritten signature in cursive script that reads "John H. Kennedy".

John H. Kennedy, Supervisor  
State Land Sales Division

271-4900

JHK/hc  
enclosure

CERTIFIED MAIL NO. 570950

10f11

RWCD000046

STATE LAND DEPARTMENT  
STATE OF ARIZONA  
Phoenix 7, Arizona

PUBLIC AUCTION SALE

No. 521

In conformity with the provisions of Title 37, A.R.S., notice is hereby given that the State of Arizona will sell at Public Auction at 10:00 o'clock A.M., Tuesday, January 16, 1962, at the front steps of the Court House, Phoenix, Arizona, the following State School Grant lands situated in Maricopa County, to-wit:

Parcel

Township 3 North, Range 4 East

1. *well known* S½NW¼, Section 16, Township 3 North, Range 4 East, G&SRB&M, containing 80.00 acres, more or less. This Grazing land is appraised at \$200,000.00. No improvements.

*243,000*  
Cash or Cashier's check, payable to the Arizona State Land Department, is required at the time of sale in the amount of \$24,000.00.

2. W½SW¼, Section 16, Township 3 North, Range 4 East, G&SRB&M, containing 80.00 acres, more or less. This Grazing land is appraised at \$200,000.00. No improvements.

*243,000*  
Cash or Cashier's check, payable to the Arizona State Land Department, is required at the time of sale in the amount of \$24,000.00.

3. E½SW¼, Section 16, Township 3 North, Range 4 East, G&SRB&M, containing 80.00 acres, more or less. This Grazing land is appraised at \$200,000.00. No improvements.

*240,000*  
Cash or Cashier's check, payable to the Arizona State Land Department, is required at the time of sale in the amount of \$24,000.00.

4. W½SE¼, Section 16, Township 3 North, Range 4 East, G&SRB&M, containing 80.00 acres, more or less. This Grazing land is appraised at \$200,000.00. No improvements.

*242,000*  
Cash or Cashier's check, payable to the Arizona State Land Department, is required at the time of sale in the amount of \$24,000.00.

5. E½SE¼, Section 16, Township 3 North, Range 4 East, G&SRB&M, containing 80.00 acres, more or less. This Grazing land is appraised at \$200,000.00. No improvements.

*240,000*  
Cash or Cashier's check, payable to the Arizona State Land Department, is required at the time of sale in the amount of \$24,000.00.

Township 4 North, Range 2 East

6. *20,000* SE¼SW¼NW¼, Section 13, Township 4 North, Range 2 East, G&SRB&M, containing 10.00 acres, more or less. This Commercial land is appraised at \$20,000.00. Reimbursement for improvements, one frame house, one cement block building (gas station), claimed by George C. & Thelma Lewis, appraised at \$12,100.00.

Cash or Cashier's check, payable to the Arizona State Land Department, is required at the time of sale in the amount of \$2,642.00.

Township 4 North, Range 3 East

7. *1,342,630 Deer Valley Trust* S½, Section 17 and Lots 3 & 4, E½SW¼, SE¼, Section 18, Township 4 North, Range 3 East, G&SRB&M, containing 632.28 acres, more or less. This Commercial land is appraised at \$1,342,630.00. Reimbursement for improvements, buildings, air-strips, roads, fencing, water, gas & sewer lines, landscaping, underground tanks & gasoline pumps with concrete service islands, tie-down anchors, claimed by Deer Valley Trust, appraised at \$349,359.00.

Cash or Cashier's check, payable to the Arizona State Land Department, is required at the time of sale in the amount of \$168,102.78.

- 225,000
8. E $\frac{1}{2}$ SW $\frac{1}{4}$ , SE $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ , Section 36, Township 4 North, Range 3 East, G&SRB&M, containing 90.00 acres, more or less. This Grazing and Homesite land is appraised at \$225,000.00. Reimbursement for improvement, fence, claimed by Lawrence Biscontini, appraised at \$85.00.

Cash or Cashier's check, payable to the Arizona State Land Department, is required at the time of sale in the amount of \$27,001.70.

Township 5 North, Range 1 East

9. NW $\frac{1}{4}$ SE $\frac{1}{4}$ , Section 32, Township 5 North, Range 1 East, G&SRB&M, containing 40.00 acres, more or less. This Grazing land is appraised at \$12,000.00. No improvements.

17,000

Cash or Cashier's check, payable to the Arizona State Land Department, is required at the time of sale in the amount of \$1,440.00.

Township 5 North, Range 4 East

10. Lots 1, 2, S $\frac{1}{2}$ NE $\frac{1}{4}$ , Section 2, Township 5 North, Range 4 East, G&SRB&M, containing 159.64 acres, more or less. This Grazing land is appraised at \$175,604.00. No improvements.

175,604

Cash or Cashier's check, payable to the Arizona State Land Department, is required at the time of sale in the amount of \$21,072.48.

11. Lots 3, 4, S $\frac{1}{2}$ NW $\frac{1}{4}$ , Section 2, Township 5 North, Range 4 East, G&SRB&M, containing 159.24 acres, more or less. This Grazing land is appraised at \$175,164.00. No improvements.

242,000

Cash or Cashier's check, payable to the Arizona State Land Department, is required at the time of sale in the amount of \$21,019.68.

Township 6 North, Range 4 East

12. Lots 3, 4, E $\frac{1}{2}$ SW $\frac{1}{4}$ , Section 7, Township 6 North, Range 4 East, G&SRB&M, containing 164.82 acres, more or less, excepting and reserving all minerals to the United States. This Grazing land is appraised at \$107,133.00. No improvements.

no buyer

Cash or Cashier's check, payable to the Arizona State Land Department, is required at the time of sale in the amount of \$12,855.96.

13. NW $\frac{1}{4}$ , W $\frac{1}{2}$ SW $\frac{1}{4}$ , NW $\frac{1}{4}$ NE $\frac{1}{4}$ , Section 8, Township 6 North, Range 4 East, G&SRB&M, containing 280.00 acres, more or less, excepting and reserving all minerals to the United States. This Grazing land is appraised at \$112,000.00. No improvements.

no

Cash or Cashier's check, payable to the Arizona State Land Department, is required at the time of sale in the amount of \$13,440.00.

14. E $\frac{1}{2}$ SE $\frac{1}{4}$ , Section 18, Township 6 North, Range 4 East, G&SRB&M, containing 80.00 acres, more or less, excepting and reserving all minerals to the United States. This Grazing land is appraised at \$56,000.00. No improvements.

no

Cash or Cashier's check, payable to the Arizona State Land Department, is required at the time of sale in the amount of \$6,720.00.

15. Lots 1, 2, E $\frac{1}{2}$ NW $\frac{1}{4}$ , NE $\frac{1}{4}$ , Section 19, Township 6 North, Range 4 East, G&SRB&M, containing 325.35 acres, more or less, excepting and reserving all minerals to the United States. This Grazing land is appraised at \$146,407.50. No improvements.

no

Cash or Cashier's check, payable to the Arizona State Land Department, is required at the time of sale in the amount of \$17,568.90.

Township 1 North, Range 2 West

16. That portion of the SW $\frac{1}{4}$ , Section 5, Township 1 North, Range 2 West, G&SRB&M, more precisely described as: Beginning at the West quarter-corner of said Section 5; thence N 89° 55' E, and along the East-West mid-section line of said

Section, 130 feet to the true point of beginning; thence continuing along said East-West mid-section line 2515.94 feet to a point, being the center of said Section; thence South and along the North-South mid-section line of said Section, 724.00 feet to a point of intersection with a 1054 foot contour line (see drawing No. 970, June 1960, by Williams & Ellis, Phoenix, Arizona); thence S 76° 34' W, and along said contour line 670.00 feet to a point; thence S 76° 53' W, 860.46 feet to a point; thence S 75° 10' W, 693.50 feet to a point; thence S 80° 53' W, 348.61 feet to a point lying 130 feet East of the West line of said Section; thence N 0° 04' W, and parallel to the West line of said Section, 1301.90 feet to the true point of beginning, and containing 59.05 acres, more or less. This Commercial land is appraised at \$20,667.50. No improvements.

Cash or Cashier's check, payable to the Arizona State Land Department, is required at the time of sale in the amount of \$2,480.10.

17. That portion of the N $\frac{1}{2}$ SE $\frac{1}{4}$ , Section 5, Township 1 North, Range 2 West, G&SRB&M, more precisely described as: Beginning at the East quarter-corner of said Section 5; thence S 89° 55' W, and along East-West mid-section line of said Section, 386.10 feet to the true point of beginning, said point of beginning also being a point on a 1054 foot contour line, (see drawing No. 970, June 1960, by Williams & Ellis, Phoenix, Arizona); thence S 54° 18' W, and along said contour line, 372.57 feet to a point; thence S 84° 12' W, 346.20 feet to a point; thence S 55° 00' W, 647.51 feet to a point; thence S 87° 43' W, 800.92 feet to a point; thence S 76° 34' W, approximately 299.87 feet to a point on the North-South mid-section line of said Section; thence North and along said North-South mid-section line approximately 724.00 feet to a point, being the center of said Section; thence N 89° 55' E, and along said East-West mid-section line, approximately 2,259.84 feet to the true point of beginning, and containing 24.00 acres, more or less. This Commercial land is appraised at \$8,400.00. No improvements.

Cash or Cashier's check, payable to the Arizona State Land Department, is required at the time of sale in the amount of \$1,008.00.

18. That portion of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ , Section 5, Township 1 North, Range 2 West, G&SRB&M, more precisely described as follows: Beginning at the East quarter-corner of said Section 5; thence S 0° 02' E, and along the East line of said Section 5, 1138.77 feet to a point; thence S 89° 57' W, 398.72 feet to a point; thence N 7° 38' E, 813.68 feet to a point; thence N 0° 02' W, 333.27 feet to a point; thence N 89° 55' E, and along the North line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ , 290.00 feet to the point of beginning, and containing 8.60 acres, more or less. This Commercial & Homesite land is appraised at \$3,870.00. No improvements.

Cash or Cashier's check, payable to the Arizona State Land Department, is required at the time of sale in the amount of \$464.40.

19. That portion of the E $\frac{1}{2}$ SE $\frac{1}{4}$ , Section 5, Township 1 North, Range 2 West, G&SRB&M, more precisely described as follows: Beginning at the Southeast corner of said Section 5; thence N 0° 02' W, and along the East line of said Section 5, 674.75 feet to the true point of beginning; thence S 89° 57' W, 510.22 feet to a point; thence N 7° 38' E, 834.02 feet to a point; thence N 89° 57' E, 398.72 feet to a point on the East line of said Section 5; thence S 0° 02' E, and along said East line, 826.48 feet to the true point of beginning, and containing 8.60 acres, more or less. This Homesite land is appraised at \$3,440.00. No improvements.

Cash or Cashier's check, payable to the Arizona State Land Department, is required at the time of sale in the amount of \$412.80.

20. That portion of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ , Section 5, Township 1 North, Range 2 West, G&SRB&M, more precisely described as follows: Beginning at the Southeast corner of said Section 5; thence S 89° 57' W, and along the South line of said Section 5, 601.25 feet to a point; thence N 7° 38' E, 680.90 feet to a point; thence N 89° 57' E, 510.22 feet to a point on the East line of said Section 5; thence S 0° 02' E, and along said East line, 674.75 feet to the point of beginning, and containing 8.60 acres, more or less. This Homesite land is appraised at \$3,870.00. No improvements.

Cash or Cashier's check, payable to the Arizona State Land Department, is required at the time of sale in the amount of \$464.40.

Township 1 North, Range 6 West

21. NE $\frac{1}{4}$ , Section 16, Township 1 North, Range 6 West, G&SRB&M, containing 160.00 acres, more or less. This Grazing land is appraised at \$32,000.00. No improvements.

Cash or Cashier's check, payable to the Arizona State Land Department, is required at the time of sale in the amount of \$3,840.00.

22. NE $\frac{1}{4}$ SE $\frac{1}{4}$ , Section 16, Township 1 North, Range 6 West, G&SRB&M, containing 40.00 acres, more or less. This Grazing land is appraised at \$10,000.00. No improvements.

Cash or Cashier's check, payable to the Arizona State Land Department, is required at the time of sale in the amount of \$1,200.00.

Township 1 North, Range 7 West

23. That portion of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ , Section 2, Township 1 North, Range 7 West, G&SRB&M, more precisely described as follows: Beginning at the Northeast corner of Section 2; thence South and along the East line of said Section, 2292.64 feet to a point of intersection with the center line of the Hassayampa-Salome Highway, as existing in January 1960, being the true point of beginning; thence continuing South and along the East line of said Section, 350 feet to a point, being the East quarter-corner of said Section; thence S 89° 59' W and along the East-West mid-section line of said Section, 1320.99 feet to a point, being the Southwest corner of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ ; thence N 0° 2' E and along the West line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$  of said Section, 744 feet to a point of intersection with the center line of the Hassayampa-Salome Highway; thence S 73° 23' E, and along the center line of said Highway 1377.77 feet to the true point of beginning, and containing 16.45 acres, more or less. This Agricultural and Commercial land is appraised at \$5,757.50. No improvements.

Cash or Cashier's check, payable to the Arizona State Land Department, is required at the time of sale in the amount of \$690.90.

Township 5 North, Range 3 West

24. NW $\frac{1}{4}$ NW $\frac{1}{4}$ , Section 14, Township 5 North, Range 3 West, G&SRB&M, containing 40.00 acres, more or less. This Grazing land is appraised at \$13,000.00. No improvements.

Cash or Cashier's check, payable to the Arizona State Land Department, is required at the time of sale in the amount of \$1,560.00.

Township 6 North, Range 3 West

25. Lot 3, NE $\frac{1}{4}$ SW $\frac{1}{4}$ , Section 18, Township 6 North, Range 3 West, G&SRB&M, containing 79.07 acres, more or less. This Grazing land is appraised at \$27,674.50. No improvements.

Cash or Cashier's check, payable to the Arizona State Land Department, is required at the time of sale in the amount of \$3,320.94.

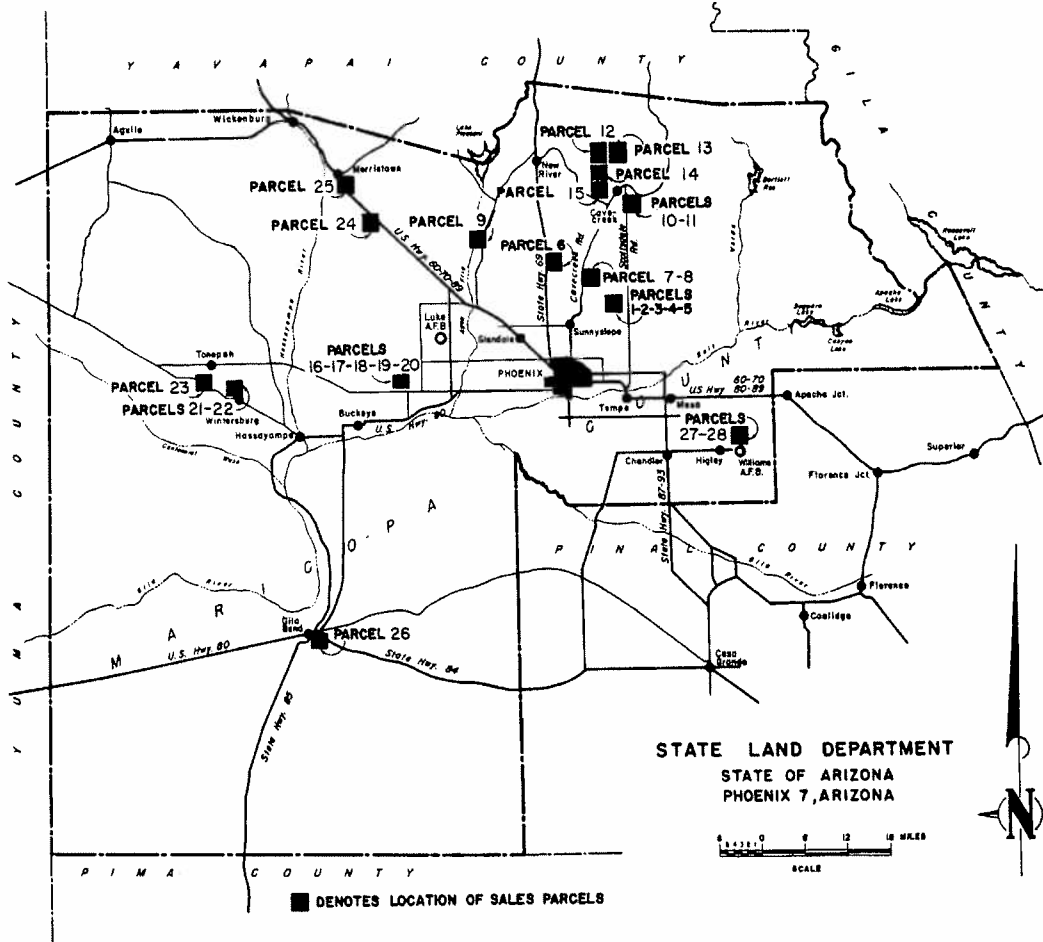
Township 5 South, Range 4 West

26. That portion of the SW $\frac{1}{4}$ NW $\frac{1}{4}$  and NW $\frac{1}{4}$ SW $\frac{1}{4}$ , Section 32, Township 5 South, Range 4 West, G&SRB&M, more precisely described as follows: Beginning at the West quarter corner of said Section; thence North, and along the West line of said Section, 358.3 feet to a point of intersection with the existing center line of U. S. Route 80; thence N 78° 11' E, and along said center line, 331.6 feet to a point; thence along the existing center line of State Highway 84 on a curve to the right 800.6 feet to a point; thence S 41° 45' E, and along said State Highway 84 center line, 129.3 feet to a point of intersection with the center line of the Southern Pacific Railroad; thence S 78° 15' W, and along said railroad center line approximately 1,160 feet to a point of intersection with the West line of said Section; thence North, and along the said West line, approximately 140 feet to the point of beginning, and containing 9.83 acres, more or less. This Commercial land is appraised at \$3,538.80. Reimbursement for improvements, warehouse building, shop building, underground tank and pipes, fence, grading and levelling, claimed by James O. Robertson, appraised at \$22,700.00.

Cash or Cashier's check, payable to the Arizona State Land Department, is required at the time of sale in the amount of \$878.66.

LOCATION PLAT  
FOR  
**PUBLIC AUCTION SALE**  
**No. 521**

MARICOPA COUNTY



Township 1 South, Range 7 East

27. That portion of Lots 3, 4, and E $\frac{1}{2}$ SW $\frac{1}{4}$ , Section 19, Township 1 South, Range 7 East, G&SRB&M, more precisely described as follows: Beginning at the Southwest corner of said Section; thence S 89° 24' E, and along South line of said Section, 712.71 feet to the true point of beginning; thence N 11° 09' E, 2,199.94 feet to a point being the beginning of a curve to the left; thence Northerly and along said curve to the left 347.16 feet to a point; thence N 89° 29' W, 100.00 feet to a point; thence N 0° 31' E, 119.59 feet to a point of intersection with the East-West mid-section line; thence S 89° 29' E, and along said mid-section line 289.44 feet to a point; thence S 0° 50' 27" E, 2,629.23 feet to a point on the South line of said Section; thence N 89° 24' W, and along said South line, 678.24 feet to the true point of beginning, and containing 24.24 acres, more or less. This Grazing and Agriculture land is appraised at \$3,636.00. Reimbursement for improvements, 2,697 linear feet gunite canal, one 600 ft. 20" well, canal turnout structure & bridge, one 1,000 ft. 20" well, claimed by Roosevelt Water Conservation District, appraised at \$134,000.00.

Cash or Cashier's check, payable to the Arizona State Land Department, is required at the time of sale in the amount of \$3,116.32. *Check*

28. That portion of the S $\frac{1}{2}$ , Section 19, Township 1 South, Range 7 East, G&SRB&M, more precisely described as follows: Beginning at the Southeast corner of said Section; thence Westerly and along the South line of said Section to a point, which is 1390.95 feet East of the Southwest corner of said Section; thence N 0° 50' 27" W, 2629.23 feet to a point of intersection with the East-West mid-section line of said Section; thence Easterly and along said mid-section line to a point being the East quarter-corner of said Section; thence Southerly and along the East line of said Section to the point of beginning, and containing 227.50 acres, more or less. This Grazing land is appraised at \$17,062.50. Reimbursement for improvement, fence, claimed by Carl K. Sato, appraised at \$500.00.

Cash or Cashier's check, payable to the Arizona State Land Department, is required at the time of sale in the amount of \$2,057.50.

The above described lands are sold under the following conditions: Excepting and reserving unto the United States rights-of-way for ditches and canals constructed by their authority, and subject to any existing easements or rights-of-way of record.

The State of Arizona reserves one-sixteenth of all gas, oil, metal and mineral rights on the above lands, except where noted otherwise.

**TERMS OF SALE:**

No bid for less than the appraised value of the land will be considered.

A bid for the land automatically carries a bid\* for the improvements at the appraised value.

\* If the successful bidder is not the owner of the improvements, he must pay 10% of the appraised value of the improvements at the time of sale and the balance within thirty (30) days.

An appraisal fee, being 2% of the appraised value of the improvements, must be paid in Cash or Cashier's check at the time of sale.

Purchaser may elect to pay the full price of the land and the appraised value of the improvements, plus a classification and appraisal fee of 2% of the amount bid on land and improvements. Payment, at the time of sale, of 12% of the appraised value of the land plus 2% of the appraised value of the improvements must be in Cash or Cashier's check. Personal checks will not be accepted.

If purchaser desires to make time payments, he shall pay 12% of the appraised value of the land in Cash or Cashier's check at the time of sale, immediately following the announcement of the successful bidder. If the bid exceeds the appraised value of the land, an additional payment must be made within 30 days so that said payment plus the initial payment will equal 12% of the bid. Said 12% will be allocated so that there will be a credit of 10% of bid to principal and 2% of bid to classification and appraisal fund. The remainder of the bid price may be paid in twenty-five (25) equal annual installments with 5% interest on the unpaid balance to be paid annually.

Information regarding this sale may be obtained from the State Land Department, 430 Arizona State Office Building, 1632 West Adams, Phoenix 7, Arizona; or telephone 271-4631.

OBED M. LASSEN  
STATE LAND COMMISSIONER